

DOUGLAS COUNTY, NV

2022-982064

Rec:\$40.00

\$40.00

Pgs=4

03/04/2022 10:03 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN No.: 1219-03-002-107

Escrow No.: 22025346-DR

Recording Requested By:
First Centennial Title Company of Nevada
896 W Nye Ln, Ste 104
Carson City, NV 89703

When Recorded Return to:
First Centennial Title Company of Nevada
896 W Nye Ln, Ste 104
Carson City, NV 89703

Mail Tax Statements to:
Margie Levin and Joshua George Morrow
P.O. Box 12056
Zephyr Cove, NV 89448

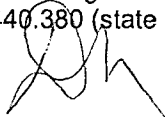
SPACE ABOVE FOR RECORDERS USE

AFFIDAVIT OF DEATH OF TRUSTEE

(Title of Document)

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: NRS 440.380 (state specific law).



SIGNATURE

ESCROW OFFICER

TITLE

DENA REED
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

SPACE BELOW FOR RECORDER

APN: 1219-03-002-107
Escrow No. 22025346-DR

When Recorded Return to:
Donald Alvin Trimmer, Trustee of Trimmer Family
Trust dated May 6, 1991
P.O. Box 7419
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDERS USE

AFFIDAVIT - DEATH OF TRUSTEE

Donald Alvin Trimmer, of legal age, being duly sworn, deposes and says

That Julie Beman Trimmer the decedent mentioned in the attached certified copy of the Certificate of Death, is the same person as Julie Beman Trimmer named as one of the parties in that certain Quit Claim Deed dated 6-26-17 executed by Donald A. Trimmer and Julie B. Trimmer Husband and wife as joint tenants to Donald Alvin Trimmer and Julie Beman Trimmer, Trustees of the Trimmer Family Trust dated May 6, 1991 recorded as Instrument No 2017-900974, on 7-3-17 of Official Records of Douglas County, Nevada, covering the following described property.

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 2 FOR ROBERT AND VAL EASTERWOOD, RECORDED AUGUST 20, 1987, IN BOOK 887, AT PAGE 2276, AS DOCUMENT NO. 160514 AND SUBSEQUENTLY ON THAT CERTAIN AMENDED PLAT OF SAID PARCEL MAP NO. 2, RECORDED OCTOBER 31, 2005, IN BOOK 1005, AT PAGE 14409, AS DOCUMENT NO. 659336, Form No. 1056.06 AND AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED DECEMBER 14, 2005 IN BOOK 1205, PAGE 6246 AS INSTRUMENT NO. 663332, BOTH SAID DOCUMENTS ON FILE IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

BEGINNING AT THE NORTHWEST CORNER OF PARCEL A OF SAID PARCEL MAPS, DOCUMENT NO.'S 160514 AND 659336, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD, AS SHOWN ON SAID PARCEL MAP DOCUMENTS AND MARKED BY A 5/8" REBAR WITH PLASTIC CAP, PLS 3090, SAID POINT BEARS SOUTH 68°43'43" EAST, 1205.48 FEET (SOUTH 68°43'37" EAST, 1,205.20 FEET, RECORD) FROM THE WEST 1/4 CORNER OF SAID SECTION 3, MARKED BY A GLO BRASS CAP;

THENCE LEAVING SAID EASTERLY LINE, NORTH 86°05'00" EAST, 197.48 FEET TO A 5/8" REBAR WITH PLASTIC CAP, PLS 3090, MARKING THE NORTHEAST CORNER OF SAID PARCEL A AND ALSO BEING A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE WRIGHT FAMILY 1996 TRUST PER DEED , DOCUMENT NO. 382577;

THENCE ALONG SAID LINE, SOUTH 02°59'12" WEST, 134.26 FEET TO A 5/8" REBAR WITH UNREADABLE CAP MARKING AN ANGLE POINT OF SAID PARCEL A AND ALSO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE WRIGHT FAMILY 1996 TRUST PER SAID DEED, DOCUMENT NO. 382577;

THENCE SOUTH 72°08'11" EAST, 35.69 FEET TO A 5/8" REBAR WITH PLASTIC CAP, PLS 1586, MARKING AN ANGLE POINT ON THE EASTERLY LINE OF SAID PARCEL A;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 18°58'56" EAST, 216.76 FEET TO A 5/8" REBAR WITH PLASTIC CAP, PLS 1586, MARKING THE MOST SOUTHERLY CORNER OF SAID PARCEL A, SAID CORNER ALSO BEING THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST ON THE NORTHERLY RIGHT-OF-WAY LINE OF APPLECREEK LANE, AS SHOWN ON SAID PARCEL MAPS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 110.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.16 FEET AND A CENTRAL ANGLE OF 89°52'00";

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 71°01'04" WEST, 79.04 FEET;


THENCE ALONG THE RETURN OF SAID NORTHERLY RIGHT-OF-WAY LINE, 31.42 FEET ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 18°58'56" WEST, 323.85 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING OF THIS DESCRIPTION IS THE BEARING NORTH 89°47'21" EAST AS MEASURED BETWEEN THE GLO BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 3 AND A 3/8" PIN WITH WIRED TAG, RLS 4324 AND AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, DOCUMENT NO. 274244, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 3, 2017., AS DOCUMENT NO. 2017-900974.

APN: 1219-03-002-107



Donald Alvin Trimmer

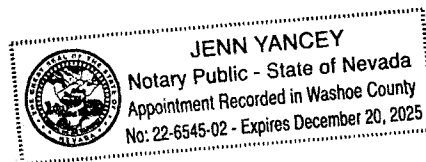
Dated: 2-28-2022

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 28 day of February, 2022, by Donald Alvin Trimmer


Notary Public



STATE OF NEVADA
CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH
VITAL STATISTICS

CASE FILE NO. 4035666

CERTIFICATE OF DEATH

2018016256
STATE FILE NUMBER

TYPE OR
PRINT IN
PERMANENT
BLACK INK

DECEDENT

IF DEATH
OCCURRED IN
INSTITUTION SEE
HANDBOOK
REGARDING
COMPLETION OF
RESIDENCE
ITEMS.

PARENTS

DISPOSITION

TRADE CALL

CERTIFIER

REGISTRAR

CAUSE OF
DEATH

CONDITIONS IF
ANY WHICH
GAVE RISE TO
IMMEDIATE
CAUSE.
STATING THE
UNDERLYING
CAUSE LAST

1a. DECEASED-NAME (FIRST,MIDDLE,LAST,SUFFIX) Julie Beman TRIMMER		2. DATE OF DEATH (Mo/Day/Year) August 16, 2018		3a. COUNTY OF DEATH Douglas	
3b. CITY, TOWN, OR LOCATION OF DEATH Gardnerville		3c. HOSPITAL OR OTHER INSTITUTION -Name(if not either, give street ar 252 Apple Creek Lane		3e. If Hosp. or Inst. indicate DOA,OP/Emer. Rm. Inpatient(Specify) Home	
4. SEX Female		5. RACE (Specify) White		6. Hispanic Origin? Specify No - Non-Hispanic	
7a. AGE-Last birthday (Years) 62		7b. UNDER 1 YEAR MOS DAYS		7c. UNDER 1 DAY HOURS MINS	
8. DATE OF BIRTH (Mo/Day/Yr) March 20, 1956		9a. STATE OF BIRTH (If not US/CA, name country) California		9b. CITIZEN OF WHAT COUNTRY United States	
10. EDUCATION 13		11. MARITAL STATUS (Specify) Married		12. SURVIVING SPOUSE'S NAME (Last name prior to first marriage) Donald Alvin TRIMMER	
13. SOCIAL SECURITY NUMBER -2697		14a. USUAL OCGUPATION (Give Kind of Work Done During Most of Homemaker		14b. KIND OF BUSINESS OR INDUSTRY Own Home	
15a. RESIDENCE - STATE Nevada		15b. COUNTY Douglas		15c. CITY, TOWN OR LOCATION Gardnerville	
15d. STREET AND NUMBER 252 Apple Creek Lane		15e. INSIDE CITY LIMITS (Specify Yes or No) No		Ever in US Armed Forces? No	
16. FATHER/PARENT - NAME (First Middle Last Suffix) Anson Leiter BEMAN.			17. MOTHER/PARENT - NAME (First Middle Last Suffix) Peggy Anne CAREY.		
18a. INFORMANT- NAME (Type or Print) Donald Alvin TRIMMER		18b. MAILING ADDRESS (Street or R.F.D. No, City or Town, State, Zip) 252 Apple Creek Lane Gardnerville, Nevada 89460			
19a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) Cremation		19b. CEMETERY OR CREMATORY - NAME Autumn Cremation Services		19c. LOCATION City or Town State Carson City Nevada 89701	
20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as such) JOHN LAWRENCE SIGNATURE AUTHENTICATED		20b. FUNERAL DIRECTOR LICENSE NUMBER FD304		20c. NAME AND ADDRESS OF FACILITY Autumn Funerals & Cremations 1575 N Lompa Ln Carson City NV 89701	
TRADE CALL - NAME AND ADDRESS:					
21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title) DENVER J MILLER MD SIGNATURE AUTHENTICATED			22a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title)		
21b. DATE SIGNED (Mo/Day/Yr) August 23, 2018		21c. HOUR OF DEATH 22:11		22b. DATE SIGNED (Mo/Day/Yr)	
21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER. (Type or Print)		22d. PRONOUNCED DEAD (Mo/Day/Yr)		22e. PRONOUNCED DEAD AT (Hour)	
23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) Denver J Miller MD 5538 Longley Lane Reno, NV 89511				23b. LICENSE NUMBER 7330	
24a. REGISTRAR (Signature) MELISSA KNIGHT SIGNATURE AUTHENTICATED		24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) August 24, 2018		24c. DEATH DUE TO COMMUNICABLE DISEASE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c)) PART I (a) Pancreatic Cancer				Interval between onset and death Months	
DUE TO, OR AS A CONSEQUENCE OF:				Interval between onset and death	
(b) DUE TO, OR AS A CONSEQUENCE OF:				Interval between onset and death	
(c) DUE TO, OR AS A CONSEQUENCE OF:				Interval between onset and death	
(d) DUE TO, OR AS A CONSEQUENCE OF:				Interval between onset and death	
PART II OTHER SIGNIFICANT CONDITIONS-Conditions contributing to death but not resulting in the underlying cause given in Part 1.				26. AUTOPSY (Specify Yes or No) No	
				27. WAS CASE REFERRED TO CORONER (Specify Yes or No) No	
28a. ACC, SUICIDE, HOM, UNDET, OR PENDING INVEST. (Specify)		28b. DATE OF INJURY (Mo/Day/Yr)		28c. HOUR OF INJURY	
28d. DESCRIBE HOW INJURY OCCURRED		28e. INJURY AT WORK (Specify Yes or No)			
28f. PLACE OF INJURY- At home, farm, street, factory, office, building, etc. (Specify)		28g. LOCATION		STREET OR R.F.D. No. CITY OR TOWN STATE	

STATE REGISTRAR

000733720



CERTIFIED COPY OF VITAL RECORDS

This is a true and exact reproduction of the document officially registered and placed on file in the office of the State Registrar and Vital Records.

DATE ISSUED:

AUG 27 2018

Julie Katchear
STATE REGISTRAR

This copy is not valid unless prepared on engraved border displaying date, seal and signature of Registrar.

VRS-Rev-20120523a

